

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
ADMINISTRATION CENTER, ROOM AC 255/259
THURSDAY, APRIL 8, 2010, 1:00 P.M.**

CALL TO ORDER

Bill Mitchell, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present:	Bill Mitchell, Chairman	Gary Goodchild	Walter Kolb
	Pat Haukohl	Bonnie Morris	Bob Peregrine

Commission

Members Absent: Jim Siepmann

Staff

Members Present: Richard L. Mace, Planning and Zoning Manager
Elfriede Sprague, Clerk III
Amy Barrows, Senior Land Use Specialist

Guests Present: Anthony Zanon (SZT-1698) Jim Hansen (CU-1522)

CORRESPONDENCE:

None

MEETING APPROVAL:

None

MINUTES

- Approval of the March 11, 2010, Park and Planning Commission Minutes

Mrs. Haukohl moved, seconded by Mr. Peregrine and carried unanimously for approval, of the March 11, 2010, Park and Planning Commission Minutes.

PUBLIC COMMENT

Chairperson Mitchell asked if anyone from the audience wished to address the Commission? With no public comment, he moved to the next item on the agenda.

- **SZT-1698 (Ronald and Linda Deppert) Town of Summit, Sections 29 and 30 (A-1 Agricultural District to the A-2 Agricultural District (Town) and from the A-P Agricultural Land Preservation and A-2 Rural Home Districts to the A-1 Agricultural District (County))**

Mr. Mace presented the "Staff Report and Recommendation" dated April 8, 2010, and made a part of these Minutes. He pointed out the location of the property at the southwest corner of N. Golden Lake and Genesee Lake Roads in Sections 29 and 30, in the Town of Summit on the aerial photograph.

Mr. Mace explained the Deppert's own approximately 102 acres and wish to divide the property into three parcels by Certified Survey Map. The existing residence will be located on one lot containing approximately 28.9 acres. Proposed Lot 2 will contain approximately 20.7 acres and will accommodate a new residence. The remainder of the property, containing approximately 52 acres of uplands and wetlands, will be dedicated to the Waukesha Land Conservancy. A small part of the old Town dump encroaches slightly into this parcel. That portion will be removed from the lands being acquired by the Waukesha Land Conservancy and will be dedicated back to the Town. Mrs. Haukohl asked if the new zoning would allow for redivision of the two residential parcels. Mr. Mace replied further division is not

restricted. Tony Zanon, agent, added the Deppert's have no plans to divide the original homestead parcel. He then presented the proposed Certified Survey Map and outlined the proposed division. He stated that the existing driveway will provide shared access for Lots 1 and 3 and will extend to the parcel dedicated to the Waukesha Land conservancy for maintenance access. A shared access agreement is being required.

After discussion, Mrs. Morris moved, seconded by Mr. Kolb, and carried unanimously for approval as conditioned by the Town, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioner a reasonable use of her land and meets the intent and purposes of all County Ordinances.

- **CU-1522 (US Cellular) Town of Oconomowoc, Section 21**

Mr. Mace presented the "Staff Report and Recommendation" dated April 8, 2010, and made a part of these Minutes. He pointed out the location of the property at N67 W37123 C.T.H. "K", immediately west of the S.T.H 16/67 bypass in the Town of Oconomowoc on the aerial photograph and indicated the request is for the installation of a cell tower.

Mr. Mace stated the US Cellular representative called on Tuesday requesting the petition be postponed. He called him back and left a voice message requesting further information and the agent never returned the call, so the request was not removed. Mr. Peregrine cited some of the reasons the request was denied at the Town level; 1) the petitioner was unprepared, stating they wanted to build a tower because of dropped calls but could not present any documentation to back it up, 2) they wanted to build the tower before the airport was developed so they would be ready, 3) he was unaware of the other two towers in the area that had the possibility of co-location and 4) there were many pilots present at the meeting who were in opposition because of the flight patterns at the airport and safety issues. Mr. Mace added because the Town denied the request the Planning and Zoning Division Staff is recommending denial.

After discussion, Mr. Peregrine moved, seconded by Mrs. Haukohl and carried unanimously for denial, in accordance with the "Staff Report and Recommendation".

- **PO-10-OCOT-2 (US Cellular) Town of Oconomowoc, Section 21**

Mr. Mace presented the "Staff Report and Recommendation" dated April 8, 2010, and made a part of these Minutes and stated the request is related to CU-1522.

After discussion, Mrs. Haukohl moved, seconded by Mr. Peregrine and carried unanimously for denial, in accordance with the "Staff Report and Recommendation".

- **Amend the Sanitary Sewer Service Area for the Village of Big Bend and Environs**

Mr. Mace presented the "Amendment to the Sanitary Sewer Service Area for the Village of Big Bend and Environs" dated March 2010, and made a part of these Minutes.

Mr. Mace stated the County had some concerns and suggestions regarding the sewer amendment and met with SEWRPC and wrote them a letter. Their explanations are in the response section of the report. Mrs. Haukohl expressed concern regarding some of the boundaries of the proposed service areas extending into the Environmental Corridor (EC). Mr. Mace replied many of those areas are property boundaries, but regardless, because the plans shows it as EC, the usage is restricted and would require review before any development would be allowed. The Commission questioned why after years of recommending the non-proliferation of sewage treatment plants, SEWRPC was now endorsing one. Mr. Mace added that the past premise has also been not to build sewage treatment plants and outfall pipes above lakes, yet this one is upstream from Lake Tichigan and indicated the outfall pipe may be better situated below Lake Tichigan.

Mrs. Haukohl felt there was a contradiction between the non-proliferation policy and the conclusion and questioned why. Several Commissioners also questioned why SEWRPC came to the conclusion it did and had questions regarding alternatives. Mr. Mace suggested a representative of SEWRPC be invited to the next meeting to explain the report and answer any questions before the Resolution is forwarded to the County Board.

After discussion, Mrs. Haukohl moved, seconded by Mr. Kolb and carried unanimously to table the matter until the May 6th meeting to allow a representative of SEWRPC to be present to answer some of their questions and concerns regarding the sewer amendment.

• **NR 115 Update by Richard Mace and Amy Barrows**

Mrs. Barrows explained that NR 115 are the minimum shoreland regulations that all counties have to adopt for all unincorporated areas and that Waukesha County adopted their first Shoreland Ordinance in 1970. Since that time, there have been a few minor changes in the regulations but this is the first major change since 1968 and was adopted by the State on February 1, 2010. Now, all Counties have to adopt the regulations into their own shoreland rules by February 1, 2012. She proceeded to explain some of the County's proposed changes to the Shoreland and Floodland Protection Ordinance and entertained questions from the Commission.

ADJOURNMENT

With no further business to come before the Commission, Mr. Goodchild moved, seconded by Mrs. Morris to adjourn at 3:08 p.m.

Respectfully submitted,

Bonnie Morris
Secretary

BM:es